

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM

Property ID: R33425 ✓

41142

Property Information

property address: 2500 S TEXAS AVE  
legal description: MITCHELL-LAWRENCE-CAVITT, BLOCK 11, LOT 3,4 (PTS OF)  
owner name/address: M MOORE PROPERTIES LTD &  
MARY ELIZABETH MOORE TRUST  
0  
BRYAN, TX 77802  
full business name: World Nail Spa  
land use category: Retail type of business: Nail Salon  
current zoning: C3 occupancy status: occ  
lot area (square feet): 12000 frontage along Texas Avenue (feet): 100  
lot depth (feet): 120 sq. footage of building: 14550  
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☒ min. lot width standards  
no No

Improvements

# of buildings: 1 building height (feet): 12 # of stories: 1  
type of buildings (specify): Concrete  
building/site condition: 4 - roof looks old  
buildings conform to minimum building setbacks: ☐ yes ☐ no (if no, specify) \_\_\_\_\_  
approximate construction date: accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: metal  
overall condition (specify): Good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 20  
lot type: ☒ asphalt ☐ concrete ☐ other \_\_\_\_\_  
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no  
overall condition: below avg. - needs improvement - not on st.  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

### Curb Cuts on Texas Avenue

how many: 2 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☒ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☒ yes ☐ no meet opposite separation requirements: ☒ yes ☐ no

### Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no  
comments: needs improvement, overgrown-dead

### Outside Storage

☐ yes ☒ no (specify) \_\_\_\_\_  
(Type of merchandise/material/equipment stored)  
dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no <sup>h/a</sup>

### Miscellaneous

is the property adjoined by a residential use or a residential zoning district?  
☐ yes ☒ no (circle one) residential use residential zoning district  
is the property developable when required buffers are observed? ☐ yes ☐ no  
if not developable to current standards, what could help make this a developable property?  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

accessible to alley: ☐ yes ☒ no

### Other Comments:

suggested adapted reuse.  
parking lot is spotty & worn.  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_